

Summer House West Annual COA Meeting April 20, 2024

Opening Remarks by President David Ryan:

We have been blessed with a beautiful weekend this year. Big thanks as always to folks who helped organize the food. Ellen Clark and Kristen Ryan have been instrumental in organizing the event this year.

I would also like to thank all the folks who were able to make the work weekend. The projects we complete on the work weekend save the complex quite a bit of money. We have been able to stretch our dues and keep the complex looking great.

Our current board has been amazing. We have all worked as a team. Paula Bayack as the Vice President, Lucie Morris as the Treasurer, Patsy White as our Secretary and Robert Burns as our Member At Large. You have all played a big part this year and I would like to especially thank you for your contributions.

I would also like to recognize Paula Bayack and Mike Bayack who have continued to organize and monitor the projects completed here at the complex since the last annual meeting.

These projects included

- A sealant was applied to the parking lot and the lines were re-painted.
- Fixing the stucco at the pool and having the pool deck repainted. It looks amazing!
- We had several decks in building B which had to be rebuilt because of age related structural issues
- Also, some minor roof repair was required in building C due to aging pipe boots and missing caulk.
- Finally, as was mentioned in last year's minutes, the city finally approved our request to refurbish the beach walk over. All the stairs have been removed and we are now able to roll over to beach on without issue.

During the work weekend

- Planted additional flowers and plants in the front beds and back on the lagoon beach. FYI the bed's look amazing!
- We power washed and applied water seal to the dock to help us extend the life of this amenity.
- Replaced the light sensors in the complex.
- Replaced the pool shower head and spigot.
- Rented a lift and trimmed Palm Trees.
- Constructed a "Little Free Library" stand to be installed near the Gazebo for our guests.

2023 was another storm free year. We enter the year strong financially. Our insurance issues last year with ACV classifications have been addressed. Unfortunately, insurance premiums continue to climb. Our rates increased another 34K this year. As part of our meeting today we plan to discuss the insurance premiums which have now climbed to be \$19K a month. Currently

our dues result in \$12,570. Thanks to the Assessment and one last final Hurricane Sally supplement we have been able to weather the negative cash flow to date.

We have 4 board seats, including my own, coming up for vote this year. As we mentioned in an earlier email, we would all welcome new folks to step forward and serve. We are one big family here. New voices at the kitchen table keep our family strong and vibrant. Please consider stepping forward when we call for the vote today.

At this time the Annual Meeting was called to order by President David Ryan.

Roll call and personal introductions were made by those in attendance.

Two Certification of proxies were submitted by the Albrittons-A203 and the Wiggins-A204. The certifications were presented to the group by Patsy White and confirmed by Kristian Ryan. The vote to accept the proxies was unanimous.

The Minutes of the 2023 Annual Meeting were presented. A motion by Kathe Hoffman was made to accept the minutes as given and 2nd by Kristen Ryan. The motion carried to accept the minutes as presented.

Reports of Board Members:

- Paula Bayack – reported on the pool, minor roof repair to Building B (unit B207), and walk way to the beach. Paula reported the railing and concrete beams were also repaired.
- Robert Burns – reported 2 condos in the complex sold during the previous year.
- Lucie Morris – reported the financial standings. The COA has a strong reserve fund. Hurricane Sally funds were used to offset a portion of the annual insurance assessment.
- David Ryan – no report

Old Business:

- The Master insurance policy for the complex was discussed. The increase in insurance premiums resulted in an assessment of \$1650/bedroom.
- Dryer Vent duct work cleaning was done at the expense of those owners that wanted to take advantage of a group discount price. Going forward, it is recommended that each owner set up annual cleaning service for their vents/duct work.
- The Bylaw amendments previously approved by the owners, was filed at Probate.

The 2024 Budget was submitted for review and approval. Paula Bayack made a motion to approve the budget, Lucie Morris 2nd the motion and the motion carried.

Election of Officers:

Kathe Hoffman made a motion to elect the following officers for 2024-2025, Marsha Coggins 2nd the motion and the vote was unanimous to elect:

David Ryan – President

Paula Bayack – Vice President
Lucie Morris – Treasurer
Robert Burns – Member At Large
Patsy White - Secretary

New Business Discussion:

- The accounting firm is not sending monthly statements unless an owner has a balance. The accounting firm states it is in the SWH Bylaws that only owners that have balances due will receive a statement. Research of the Bylaws will be done to see if this is indeed the case.
- Insurance continues to rise. A study will be done to see if the monthly dues will need to be increased or continue with a higher annual insurance assessment. An owner wide meeting will be held during the 4th Quarter to discuss the options.
- The new roof needs caulking. The estimate is \$19,000.
- Install an inground pump in the B Building to help with water collection due to excessive rain.
- Install “owners only” sign on the kayak racks.
- Enclose the dumpster.
- Work with the insurance company to send Declaration Documents that can be posted for easy access by the owners.
- Develop a website for the Summer House West Complex.
- Mechanical lift for groceries.

The 2025 Annual Meeting date will be Saturday, April 26, 2025. This will also be a work weekend to help keep our complex clean and beautiful.

Eilene Mann made a motion to adjourn.
Paula Bayack 2nd the motion.
Motion carried and the meeting was adjourned.

Respectfully Submitted By,



Patsy White
Secretary – Summer House West